

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY
GRANTING AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
APPROVALS**

APPLICANT: NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
PREMISES: 160 LAFAYETTE STREET, JERSEY CITY, NEW JERSEY
BLOCK 17301; LOT 12 (Formerly Block 2057, Lot 28)
PLANNING BOARD P03-083.2
FILE NO.:

RECITALS

WHEREAS, the applicant, NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY (the "Applicant"), owner of lands and premises commonly known as 160 Lafayette Street, Jersey City, New Jersey and referred to on the City of Jersey City tax map as Block 17301, Lot 12, and located within the Morris Canal Redevelopment Area (the "Property"), has filed an application before the Planning Board of the City of Jersey City (the "Board") for Amended Preliminary and Final Major Site Plan Approvals (the "Application"); and

WHEREAS, the Applicant is the successor in interest to the Property, having taken title to the Property from WHITLOCK MILLS, LP; and

WHEREAS, the prior owner, WHITLOCK MILLS, LP, was the recipient of prior Preliminary Major Site Plan Approval from the Board on September 9, 2003, which was memorialized by Resolution dated September 23, 2003, attached to this Resolution as Exhibit A, and WHITLOCK MILLS, LP was also the recipient of prior Amended Preliminary Major Site Plan Approval from the Board on April 20, 2004, which was memorialized by Resolution dated May 4, 2004, attached to this Resolution as Exhibit B; and

WHEREAS, this Application was deemed complete on July 2, 2012; and

WHEREAS, special notice, including the complete copy of the Application and related architectural and engineering site plan drawings, were provided to the Morris Canal Redevelopment Area Coalition, the Communipaw Avenue Block Association, and the Lafayette Neighborhood Action Coalition on July 3, 2012 in accordance with Section VI of the Morris Canal Redevelopment Plan; and

WHEREAS, Notice of the Application and the public hearing to be held in connection with it was duly published on July 27, 2012 in the Jersey Journal, a newspaper of general circulation and a designated official newspaper for applications heard by the Board, and said Notice of the Application was also mailed to the record owners of property within 200 feet of the Property, as well as to all military facility commanders, public utilities and cable operators that required notice, leading to a Board finding that notice of this application was proper, vesting the Board with jurisdiction to hear the application; and

WHEREAS, the Board considered the Site Plan plans and documents submitted by the Applicant, which were prepared by MEH Consulting Engineers, Inc., and the architectural drawings of John Saracco Architect LLC; and

WHEREAS, a public hearing concerning the Application was conducted by the Board on August 7, 2012; and

WHEREAS, the Applicant's witnesses testified in support of this Application, as summarized further below; and

WHEREAS, members of the public were given the opportunity to cross-examine the Applicant's witnesses and to comment on the Application; and

WHEREAS, the record on which the Board acts in connection with this Application consists of the following:

1. The Application and all submissions to the Board and all checklists, attachments and revisions thereto;
2. The Site Plan sheets entitled Whitlock Mills, 160 Lafayette Street, Lot 12, Block 17301, The City of Jersey City, Hudson County, New Jersey, dated May 8, 2012, consisting of 14 sheets, labeled Y-1 through Y-12 (sheets Y-1 and Y-3 revised June 12, 2012) and YS-1 through YS-2, prepared by MEH Consulting Engineers, Inc. of 825 Bloomfield Avenue Suite 106, Verona, New Jersey 07044;
3. Architectural drawings prepared by John Saracco Architect LLC, 518 Main Street, PO. Box 245, Boonton, New Jersey 07005, last revised through June 18, 2012 consisting of 47 sheets, labeled L-1 through L-5, Y-5A through Y-5C, PB-1 through PB-32 and RPZ-1;
4. The Applicant presented the following witnesses who testified in support of this Application: Anthony Marchetta, the Executive Director of the Applicant, New Jersey Housing and Mortgage Finance Agency; Mohammed El-Hawwat, principal of MEH Consulting Engineers, Inc., who was qualified by the Board as an expert in engineering; John Saracco, principal of John Saracco Architect LLC, who was qualified by the Board as an expert in architecture;

5. All testimony from members of the public that cross-examined the Applicant's witnesses and/or provided comments on the Application during the August 7, 2012 public hearing, including the testimony of two neighbors who expressed some concerns as to certain issues, with those concerns having been addressed by the Applicant and Board members;

6. All discussions of Board members during the August 7, 2012 public hearing; and

7. All exhibits including those marked as A-1 (the Applicant's Affidavit of Proof of Service and Publication) and A-2 (a doubled-sided board depicting a colored rendering of the site plan on one side and an architectural elevation on the other side).

FINDINGS OF FACT:

WHEREAS, based upon the foregoing record, the Board finds as follows:

1. The above Recitals are incorporated by reference as if set forth at length herein;
2. The Property consists of approximately 6.6 acres in the Morris Canal Redevelopment Area at the intersection of Lafayette Street and Manning Street;
3. The Property is comprised of twenty-nine new townhouse style modular buildings and five existing historic structures, which are being renovated, and will result in 330 residential rental units;
4. Of the 330 residential units, 132 will be market rate units (40%) and 198 will be non-market rate units (60%);
5. The property will include 274 on-site parking spaces, of which 113 will be surface parking spaces and 159 will be garage parking spaces. Fifty of the surface parking spaces may be reserved for use by the owners of 170 Lafayette Street.

CONCLUSIONS

Based upon the foregoing findings, the Board concludes as follows:

1. The public notice was properly made, published and mailed in compliance with all requirements, and contained adequate description and information regarding the nature of the Application, Property and proposed development.
2. Special Notice was properly made and mailed in compliance with all requirements of the Morris Canal Redevelopment Plan.
3. The Application, including all plans submitted therewith, is consistent with the requirements of the Municipal Land Use Law, Jersey City Code and the Morris Canal Redevelopment Plan, and does not seek any additional relief from the same.
4. The Application complies with all conditions of the prior Preliminary Major Site Plan Approval from the Board on September 9, 2003, which was memorialized by Resolution dated September 23, 2003, and the prior Amended Preliminary Major Site Plan Approval from the Board on April 20, 2004, which was memorialized by Resolution dated May 4, 2004, and the requested amendments to those prior preliminary approval as presented on this Application are reasonable and consistent with the Municipal Land Use Law, Jersey City Code and the Morris Canal Redevelopment Plan. Said amendments include the following:
 - a. The location footprints for buildings I-1 and I-2 have been adjusted by approximately 4.5 feet as a result of construction conditions;
 - b. The location footprints for buildings I-19, I-20 and I-21 have been adjusted approximately 2 feet as a result of construction conditions;
 - c. The number and location of refuse and recycling containers have been modified and now consist of five separate locations;

d. The number of parking spaces has increased from 264 parking spaces to 272 parking spaces;

e. The stairs to the "I" buildings have changed from diamond steel to concrete;

f. The height of the planters between the "I" buildings have increased slightly throughout the site;

g. Additional planters have been added in the area along Manning Street;

h. The overall grading of the sight has been modified to address building code requirements;

i. Cobblestone was added to the roadway adjacent to Building F, which leads to the "plaza" at the center of the site;

j. Cobblestone walkways were removed to comply with building code and Americans with Disabilities Act ("ADA") standards;

k. The "plaza" was also altered slightly to include site improvements up to the property lot line;

l. Exhaust hoods were added to Building F; and

m. The steel windows on Building A were replaced with aluminum as a result of their poor condition and the inability to refurbish the steel.

5. The Application complies with all prior comments and conditions of the Jersey City Historic Preservation Committee.

NOW THEREFORE, BE IT RESOLVED that the Board, for the foregoing reasons as well as those stated on the record by the Board members which are incorporated herein by reference, hereby approves without conditions the Application for Amended Preliminary and Final Major Site Plan Approval, to develop 330 residential units (60% affordable units and 40% market rate units) on the property located at 160 Lafayette Street, Jersey City, New Jersey, also known as Block 17301, Lot 12, and located within the Morris Canal Redevelopment Plan Area, in accordance with the Application, plans and testimony presented to the Board.

BE IT FURTHER RESOLVED, that the Applicant has indicated its intent to sell the Property, and the Applicant has agreed to give due consideration to exploring implementation, in the sole discretion of the Applicant or the ultimate owners/operators of the Property, of an increase in the amount of bike racks (exterior and interior, if possible), a designated dog run, and implementation of additional security measures.

RESOLUTION OF THE PLANNING BOARD
OF THE
CITY OF JERSEY CITY

Application for Amended Preliminary and Final Major Site Plan Approval, involving a new mixed-use housing development, on property located at Block 17301, Lot 12 (fka B. 2057, L. 28), which property is more commonly known as 160 Lafayette Street

A motion to approve the within Application was approved by the following vote:

<u>COMMISSIONER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Roseanna Petruzzelli Vice-Chair	X		
Larry Eccleston	X		
Karen McIntyre	X		
Madeline Romano	X		
Jim McNeill	X		
Orlando Gonzalez	X		
Ed Torres	X		
Mike Ryan Chairman	X		

Approved: 8-0-0

Date of Approval: 8-7-12

Date of Memorialization: 9-4-12

Joanne Petrucci

Acting Chairman
MICHAEL A. RYAN, Chairman

ROBERT D. COTTER, Secretary

[Signature]
JOHN F. HAMILL, JR., ESQ.
Approved as to Legal Form